

PLEASE QUOTE

Your Ref:

Our Ref: DA 2026/3

Enquiries: Planning Department

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690
Phone: (03) 6430 5700
Email: burnie@burnie.tas.gov.au
Web: www.burnie.tas.gov.au

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NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

Advice to Adjoining Land Owner or Occupier

Application No: - DA 2026/3
Development Site: - Lot 2 Mount Street UPPER BURNIE
CT: 102590/2
Proposal: - Dwelling - Multiple

Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

Burnie City Council Customer Services Counter
Ground Floor, City Offices,
80 Wilson Street, Burnie

Between the hours of 8.45 am – 4.45 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at www.burnie.tas.gov.au/permits

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

General Manager,
Burnie City Council,
PO Box 973, Burnie 7320

or burnie@burnie.tas.gov.au by no later than 5.00 pm on **10 February 2026**. Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

The Tasmanian Civil and Administrative Tribunal,
GPO Box 1311,
HOBART TAS 7001.

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

Troy McCarthy
EXECUTIVE MANAGER DEVELOPMENT SERVICES
Date of Notice: - **24 January 2026**

Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme

PERMIT APPLICATION

Office use only

Application No _____

Date Received _____

Permit Pathway - *Permitted/Discretionary*

Use or Development Site:

Street Address

Lot 2 Mount Street, Upper Burnie

Certificate of
Title Reference

102590/2

Applicant

First Name

Samuel

Second
Name

Surname

Walters

Postal Address:

Po box 2090 Spreyton, TAS, 7310

Phone No:

03 6427 2676

Mobile:

Email Address:

info@platinumproconstruction.com.au

I/we consent for all giving of information and the serving of notices in relation to this application to be delivered electronically to the above email address?

YES

NO

Applicants Signature:



Owner (note – if more than one owner, all names must be indicated)

First Name

Mark & Patricia

Second Name

Surname

Stretton

Postal Address:

Phone No:

***** Please refer to the further documentation provided for title documentation being transferred into our clients names.**

Instruction for making a permit application

a) *Use or development?*

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

“Use” is the purpose or manner for which land is utilised. “Development” is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

b) *Required Information*

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

S54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

c) *Applicable Provisions and Standards*

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg *clause 8.4.3 (A1 – A4, and P5)*)

d) *Discretionary Permits*

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

e) *If the applicant is not the landowner*

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

f) *Applicant declaration*

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

g) *Payment of Fees*

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

Permit Information

(NB If insufficient space, please attach separate document)

Proposed Use:

Use Class

Documents included with the permit application to describe the Use

2 x new residential dwellings

Proposed Development


Use class to which the development applies

Documents included with the permit application to describe the Development

- Building Plans
- Topographical Survey
- Soil Classification Report
- Title Documentation & Proof of Purchase documents

Provisions and Standards relied upon for grant of a Permit

Value of use and/or development
\$

Notification of Landowner/s	
If land is not in applicant's ownership	
I, Samuel Walters, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.	
Signature of Applicant 	Date 7/01/2026

If the permit application involves land owned or administered by the BURNIE CITY COUNCIL	
Burnie City Council consents to the making of this permit application.	
General Manager (Signature)	Date

If the permit application involves land owned or administered by the CROWN	
I, the Minister responsible for the land, consent to the making of this permit application.	
Minister (Signature)	Date

Applicant Declaration	
I, Samuel Walters declare that the information I have given in this permit application to be true and correct to the best of my knowledge.	
Signature of Applicant 	Date 7/01/2026

Office use only

SEARCH OF TORRENS TITLE

VOLUME 102590	FOLIO 2
EDITION 8	DATE OF ISSUE 24-Mar-2023

SEARCH DATE : 07-Jan-2026

SEARCH TIME : 09.53 am

DESCRIPTION OF LAND

City of BURNIE
 Lot 2 on Diagram [102590](#)
 Derivation : Part of Sec. 54, 50,000 Acres Gtd. to Van Diemens
 Land Company
 Derived from From Statement No. Y15,704

SCHEDULE 1

[N119528](#) TRANSFER to MICHELLE SAMANTHA LAWRENCE Registered
 24-Mar-2023 at 12.02 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SUBJECT TO a Right of Drainage (appurtenant to Elva Kathleen
 Darlington and the trustees of Marie Remfry Nolan)
 over the Drainage Easement passing through the said
 land within described
 4/3643 CONVEYANCE Made Subject to Exceptions And
 Reservations in favour of The V.D.L. Co.

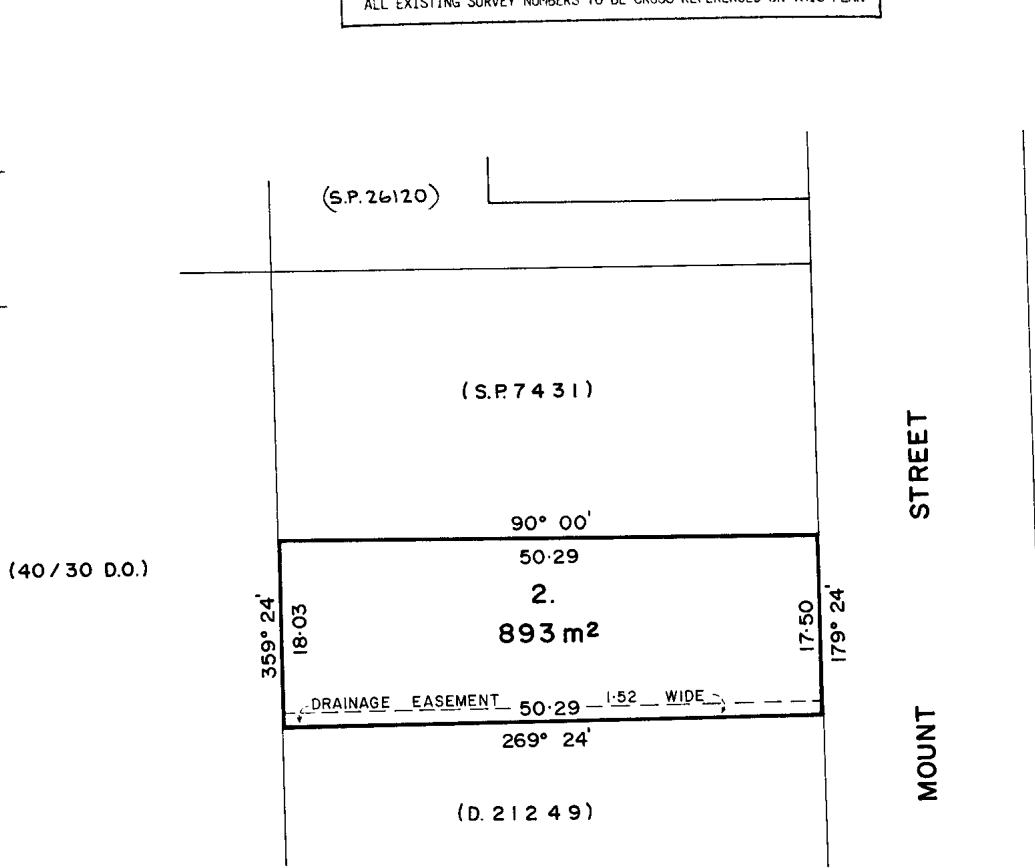
UNREGISTERED DEALINGS AND NOTATIONS

N295082 PRIORITY NOTICE reserving priority for 90 days
 TRANSFER MICHELLE SAMANTHA LAWRENCE TO MARK ADRIAN
 STRETTON & PATRICIA ANNE STRETTON
 MORTGAGE MARK ADRIAN STRETTON & PATRICIA ANNE
 STRETTON TO MYSTATE BANK LIMITED Lodged by G
 WOODHOUSE CONVEYAN on 24-Oct-2025 BP: N295082
 E442409 MORTGAGE to MyState Bank Limited Lodged by WALLACE
 WILK & WEB on 26-Nov-2025 BP: N295079
 N295079 TRANSFER to MARK ADRIAN STRETTON and PATRICIA ANNE
 STRETTON Lodged by WALLACE WILK & WEB on
 26-Nov-2025 BP: N295079

05 x 3910

Owner: L.T. ACT 1980	PLAN OF TITLE of land situated in the CITY OF BURNIE COMPILED FROM... 33/8 D.O. SCALE 1: 500 MEASUREMENTS IN METRES	Registered Number: D102590
Title Reference: Y. 15704		Approved... 25 NOV 1992 <i>Michael Din</i> Recorder of Titles
Grantee: PART OF SEC. 54, 50000 ACRES GTD. TO THE V.D.L. COMPANY		

TASMAR MUNICIPAL CODE NO. 42	LAST TASMAR UPI NO. 6103	LAST SURVEY PLAN NO.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



B.D.E.
25-11-92

14th January 2026

Att: Planning Office
Burnie City Council
80 Wilson Street, Burnie 7320

Design Statement

Project: Multiple Dwelling Development
At: No. 288 Mount Street, Upper Burnie 7320
For: M. & T. Stretton c/. Platinum Pro Construction

Re: Design Plans by Tim Wilson Design & Drafting ref: 0787DA-E dated 14.1.26 for Development Application to Burnie City Council.

- Addressing the **Performance Criteria P1 & P2** of the **General Residential Zone - Tasmanian Planning Scheme Central Coast - clause 8.4.6 – Privacy for all dwellings**

All habitable room windows within 3m of the southern title boundary have a floor level less than 1m above natural ground except for Unit 1 bedroom 2 window with a maximum 1.2m floor height above natural ground level. Refer south elevation sheet 03.

Addressing performance criteria P2 the bedroom 2 window will have minimal direct views to any habitable room windows or private open space areas to the adjoining property at no. 290 Mount Street. Refer to site plan sheet 01 locating the adjoining dwelling at no. 290 which is setback approximately 6m from the shared title boundary with an existing driveway to an existing shed. Also refer to attached satellite imagery.

Unit 2 has a deck level height less than 1m above natural ground whilst Unit 1 has a maximum 1.5m deck level height above natural ground level. Refer south elevation sheet 03.

Addressing performance criteria P1 the Unit 1 deck will have minimal direct views to any habitable room windows or private open space areas to the adjoining property at no. 290 Mount Street. Refer to site plan sheet 01 locating the adjoining dwelling at no. 290 which is setback approximately 6m from the shared title boundary with an existing driveway to an existing shed. Also refer to attached satellite imagery.

The garage decks from both Units are purely for access reasons to serve as landings from steps up to the non-habitable garages & not intended for any recreational or habitable living purposes.

Yours sincerely

Tim Wilson Design & Drafting
Building Services Provider Licence: CC7455
M: 0437 002 026
E: timwilsondraft@bigpond.com



30 September 2025

Mark & Patricia Stretton
[REDACTED]
[REDACTED]

Attention: Mark Stretton

Dear Sir

**RE: Site Classification Investigation
288 Mount Street, Upper Burnie**

1 INTRODUCTION

A geotechnical investigation has been conducted for Mark & Patricia Stretton at the site of two proposed units at 288 Mount Street, Upper Burnie (title reference 102590/2).

The investigation has been conducted for the purposes of assessing general subsurface conditions at the site and consequently assigning a Site Classification in accordance with AS 2870 – 2011 “Residential Slabs and Footings”.

No plans of the proposed development were available at the time of reporting.

2 FIELD INVESTIGATION

The field investigation was conducted on 23 February 2022 by an Engineering Geologist and Geotechnician and involved the drilling of two boreholes (BH1 and BH2) to the depth of 2.0m, using a 4WD mounted Eziprobe auger rig.

The engineering borehole logs are attached and the locations of the boreholes are shown on Figure 1.

3 SITE CONDITIONS

The c. 896m² site is a vacant lot in an otherwise well-established residential area of Upper Burnie, approximately 195m northwest of Alexander Creek. The site formerly contained an outbuilding, but this has been demolished. The site has a typical fall of about 7° to the southeast and is mainly vegetated with grass.

The site appears to be well drained.

The Mineral Resources Tasmania Digital Geology Series 1:25,000 Burnie sheet shows that the surface geology of the site is mapped as Cenozoic aged rock, described as '*Predominantly deeply-weathered basalt.*'

At the rear of the lot, there is a relatively level area created via cut-and-fill earthworks. The cut is up to about 1.5m deep and exposes red-brown silty soils with traces of gravel, typical of the soil derived from the deep weathering of basalt. The cut face is relatively steep, steeper than would be recommended for long-term stability without retention.

The LIST hazard band overlay shows that the site is not mapped in a landslide hazard area.

The boreholes encountered medium to high plasticity SILT from surface to the termination depth of 2.0m below ground level. The uppermost 0.2m of silt in BH2 was identified as fill, presumably derived from the adjacent cut.

No groundwater inflow was observed while drilling the boreholes.

Laboratory testing was carried out by Tasman Geotechnics on one soil sample for Atterberg Limits and particle size distribution. The results are summarised in the following table.

Table 1. Laboratory Results

Sample	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Linear Shrinkage (%)	% Gravel	% Sand	% Fines
BH1, 0.7 – 1.0m	60	43	17	11	1	7	92

These results are considered moderate.

4 CLASSIFICATION

After allowing due consideration of the site geology, drainage and soil conditions, the site has been classified as follows:

CLASS H1 (AS2870 – 2011)

Characteristic surface movement, $y_s = 40$ mm

Foundation designs in accordance with this classification are subject to the conditions of Section 5.

This Classification is applicable only for ground conditions encountered at the time of this investigation. If cut or fill earthworks in excess of 0.5m are carried out, then the Site Classification will need to be re-assessed, and possibly changed.

5 DISCUSSION

Particular attention should be paid to the design of footings as required by AS 2870 – 2011.

In addition to normal founding requirements arising from the above classification, particular conditions at this site dictate that the founding medium for all footings should be:

SILT (MH), high plasticity, red brown, trace fine to medium grained sand and subangular gravel, encountered from ground surface level

An allowable bearing pressure of 100 kPa is available for edge beams, strip and pad footings founded as above.

If the site is filled, it is recommended that no structure be founded across cut and fill without the footings extending through the fill to the natural soils, allowance made in the structural design for differential settlements or engineer designed pier or pile foundations adopted.

The site classification presented in Section 4 assumes that the current natural drainage and infiltration conditions at the site will not be markedly affected by the proposed site development work. Care should therefore be taken to ensure that surface water is not permitted to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop as a result of service trench construction or tree root action.

Attention is drawn to Appendix B of AS 2870 and CSIRO Building Technical File BTF18 "Foundation Maintenance and Footing Performance: A Homeowner's Guide" as a guide to maintenance requirements for the proposed structure.

Although the borehole data indicates that site conditions are relatively uniform, variations in soil conditions may occur in areas of the site not specifically covered by the field investigation. The base of all footing or beam excavations should therefore be inspected to ensure that the founding medium meets the requirements discussed above.

6 WIND CLASSIFICATION

The wind classification for the site is as follows:

N1 (AS 4055 - 2012)

Based on region, terrain, shielding and topography as follows:

Region	Terrain category	Topography	Shielding
A	TC3	T1	FS

Should you require clarification of any aspect of this report, please contact undersigned.

For and on behalf of Tasman Geotechnics Pty Ltd



Dr Wayne Griffioen

Principal Geotechnical Engineer

Attachments: Important Information about your report (1 page)
Figure 1: Site layout and borehole locations (1 page)
Borehole logs (explanation sheet + 2 pages)

References: AS 2870 - 2011 Residential Slabs and Footings
AS 4055 - 2021 Wind Loads for Housing



TASMAN geotechnics

Important information about your report

These notes are provided to help you understand the limitations of your report.

Project Scope

Your report has been developed on the basis of your unique project specific requirements as understood by Tasman Geotechnics at the time, and applies only to the site investigated. Tasman Geotechnics should be consulted if there are subsequent changes to the proposed project, to assess how the changes impact on the report's recommendations.

Subsurface Conditions

Subsurface conditions are created by natural processes and the activity of man.

A site assessment identifies subsurface conditions at discrete locations. Actual conditions at other locations may differ from those inferred to exist, because no professional, no matter how qualified, can reveal what is hidden by earth, rock and time.

Nothing can be done to change the conditions that exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, the services of Tasman Geotechnics should be retained throughout the project, to identify variable conditions, conduct additional investigation or tests if required and recommend solutions to problems encountered on site.

Advice and Recommendations

Your report contains advice or recommendations which are based on observations, measurements, calculations and professional interpretation, all of which have a level of uncertainty attached.

The recommendations are based on the assumption that subsurface conditions encountered at the discrete locations are indicative of an area. This can not be substantiated until implementation of the project has commenced. Tasman Geotechnics is familiar with the background information and should be consulted to assess whether or not the report's recommendations are valid, or whether changes should be considered.

The report as a whole presents the findings of the site assessment, and the report should not be copied in part or altered in any way.

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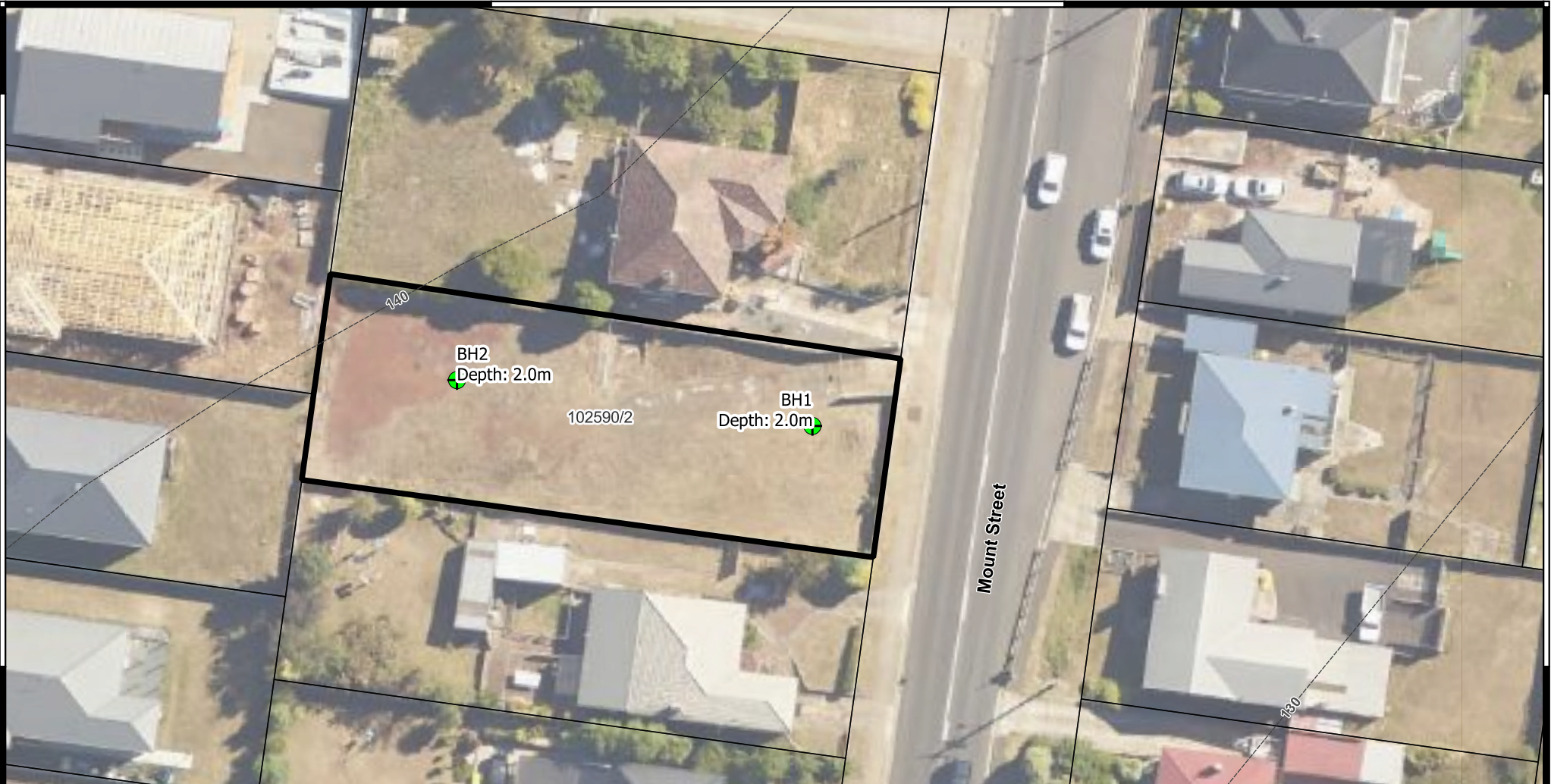
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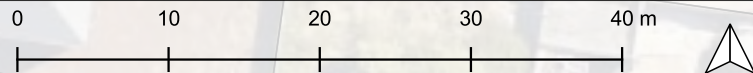
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Drawn:	DG
Approved:	WG
Date:	22/09/2025
Scale:	1:500
Size:	A4
Revision:	Original
Grid: GDA94 / MGA zone 55	



client: Mark & Patricia Stretton	
project: AS2870 Site Classification 288 Mount Street, Upper Burnie	
title: Site Layout and Borehole Locations	
project no: TG25191/1 - 01report	figure no: 1



Note: basemap airphoto and cadastral boundaries are from TheLIST Web Services (<http://services.thelist.tas.gov.au>) and were retrieved on the date shown above. Current site conditions may differ from this plan. TheLIST data is copyright of TheLIST, and use is subject to terms found at: <http://listdata.thelist.tas.gov.au/public/LISTWebServicesTermsConditions.pdf>.

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SOIL DESCRIPTION EXPLANATION SHEET

TASMAN
geotechnics

Soils are described in accordance with the Unified Soil Classification System (UCS), as shown in the following table.

FIELD IDENTIFICATION

COARSE GRAINED SOILS	more than 65% of material less than 63mm is larger than 0.075mm	GRAVELS	GW	Well graded gravels and gravel-sand mixtures, little or no fines	DRY STRENGTH	DILATANCY	TOUGHNESS
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines			
		GRAVELLY SOILS	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines			
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines			
		SANDS	SW	Well graded sands and gravelly sands, little or no fines			
			SP	Poorly graded sands and gravelly sands, little or no fines			
		SANDY SOILS	SM	Silty sand, sand-silt mixtures, non-plastic fines			
			SC	Clayey sands, sand-clay mixtures, plastic fines			
FINE GRAINED SOILS	more than 35% of material less than 63mm is less than 0.075mm	SILT & CLAY, liquid limit less than 50%	ML	Inorganic silts, very fine sands or clayey fine sands	None to low	Quick to slow	None
			CL	Inorganic clays or low to medium plasticity, gravelly clays, sandy clays and silty clays	Medium to high	None to very slow	Medium
			OL	Organic silts and organic silty clays of low plasticity	Low to medium	Slow	Low
		SILT & CLAY, liquid limit greater than 50%	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts	Low to medium	Slow to none	Low to medium
			CH	Inorganic clays of high plasticity, fat clays	High	None	High
			OH	Organic clays of medium to high plasticity	Medium to high	None to very slow	Low to medium
PEAT		Pt	Peat muck and other highly organic soils				

Particle size descriptive terms

Name	Subdivision	Size
Boulders		>200mm
Cobbles		63mm to 200mm
Gravel	coarse	20mm to 63mm
	medium	6mm to 20mm
	fine	2.36mm to 6mm
Sand	coarse	600 μ m to 2.36mm
	medium	200 μ m to 600 μ m
	fine	75 μ m to 200 μ m

Consistency of cohesive soils

Term	Undrained strength	Approximate Pocket Penetrometer Reading	Field guide
Very soft VS	<12kPa	25kPa	A finger can be pushed well into soil with little effort
Soft S	12 - 25kPa	25-50kPa	Easily penetrated several cm by fist
Firm F	25 - 50kPa	50-100kPa	Soil can be indented about 5mm by thumb
Stiff St	50-100kPa	100-200kPa	Surface can be indented but not penetrated by thumb
Very stiff VSt	100-200kPa	200-400kPa	Surface can be marked but not indented by thumb
Hard H	>200kPa	>400kPa	Indented with difficulty by thumb nail
Friable Fb	-	-	Crumbles or powders when scraped by thumb nail

Minor Components

Term	Proportions	Observed properties
'Trace of'	Coarse grained: <5%	Presence just detectable by feel or eye. Soil properties little or no different to general properties of primary component.
	Fine grained: <15%	
'With some'	Coarse grained: 5-12%	Presence easily detected by feel or eye. Soil properties little different to general properties of primary component.
	Fine grained: 15-30%	

Moisture Condition

Dry (D)	Looks and feels dry. Cohesive soils are hard, friable or powdery. Granular soils run freely through fingers.
Moist (M)	Soil feels cool, darkened in colour. Cohesive soils are usually weakened by moisture presence, granular soils tend to cohere.
Wet (W)	As for moist soils, but free water forms on hands when sample is handled

Cohesive soils can also be described relative to their plastic limit, ie: <Wp, =Wp, >Wp. The plastic limit is defined as the minimum water content at which the soil can be rolled into a thread 3mm thick.

Density of granular soils

Term	Density index
Very loose	<15%
Loose	15 to 35%
Medium Dense	35 to 65%
Dense	65 to 85%
Very dense	>85%

ENGINEERING BOREHOLE LOG

Client: Golden Homes Tas Pty Ltd
Project: Site Classification Investigation
Location: 288 Mount Street, Upper Burnie

Drill model: Eziprobe
Hole diameter: 120mm

Slope: **Bearing:**



TASMAN
 geotechnics

Borehole no: BH2

Sheet no. 1 of 1

Job no. TG22010/2

Date: 23/02/2022

Logged By: NV

Easting: 407547

Northing: 5452375

Elevation:

Method	Penetration				Notes Samples Tests	Water	Depth	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
	1	2	3	4									
Auger							0		MH	FILL: SILT, medium to high plasticity, red brown, trace fine to medium grained sand and subangular gravel.	<Wp	St	FILL derived from cut in NW corner of block, cut is up to ~1.5m deep.
								X		SILT, high plasticity, red brown, trace fine to medium grained sand and gravel.	≤Wp		
								X X					
								X					
								X X					
							0.5	X					
								X X					
								X					
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							1	X					
								X X					
								X					
								X X					
								X					
								X X					
							1.5	X					
								X					
								X X					
							X						
							X X						
						2	X						
							X X						
							X						
							X X						
						2.5							
										Terminated at 2.0m, still going.			

<p>method</p> <p>DT Diatube AS Auger screwing AH Auger drilling RR Roller/tricone CB Claw/blade bit NMLC NMLC core NQ, HQ Wireline core HA Hand auger</p>	<p>water</p> <p> 17/03/18 water level on date shown water inflow partial drill fluid loss complete drill fluid loss</p>	<p>Notes, Samples, Tests</p> <p>U50 Undisturbed sample 50mm diameter D Disturbed sample N Standard Penetration Test (SPT) N* SPT - sample recovered Nc SPT with solid cone V Vane Shear (kPa) P Pressure Meter Bs Bulk Sample R Refusal E Environmental Sample PID PID Measurement WS Water Sample</p>	<p>Moisture Condition</p> <p>Dry (D) Moist (M) Wet (W)</p> <p>Cohesive soils can also be described relative to their plastic limit, ie:</p> <p><Wp =Wp >Wp</p>	<p>Consistency</p> <p>VS Very soft S Soft F Firm St Stiff VSt Very stiff H Hard Fb Friable VL Very Loose L Loose MD Medium Dense D Dense VD Very Dense</p>
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SITE AREAS:

UNIT 1

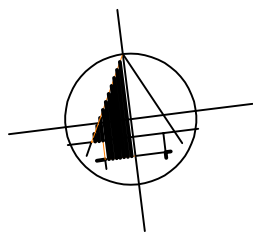
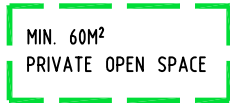
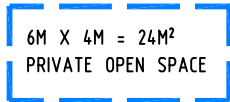
DWELLING (incl GARAGE): 115.1 m²
 PORCH: 4.0 m²
 ALFRESCO: 11.6 m²
 PRIVATE OPEN SPACE: 115.9 m²

UNIT 2

DWELLING (incl GARAGE): 115.1 m²
 PORCH: 4.0 m²
 ALFRESCO: 11.6 m²
 PRIVATE OPEN SPACE: 184.1 m²

SITE AREA: 893.4 m²
 SITE COVERAGE: 261.4 m² (29.2 %)
 IMPERVIOUS DRIVEWAY: 216.5 m²
 SITE PERMEABILITY: 415.5 m² (46.5 %)

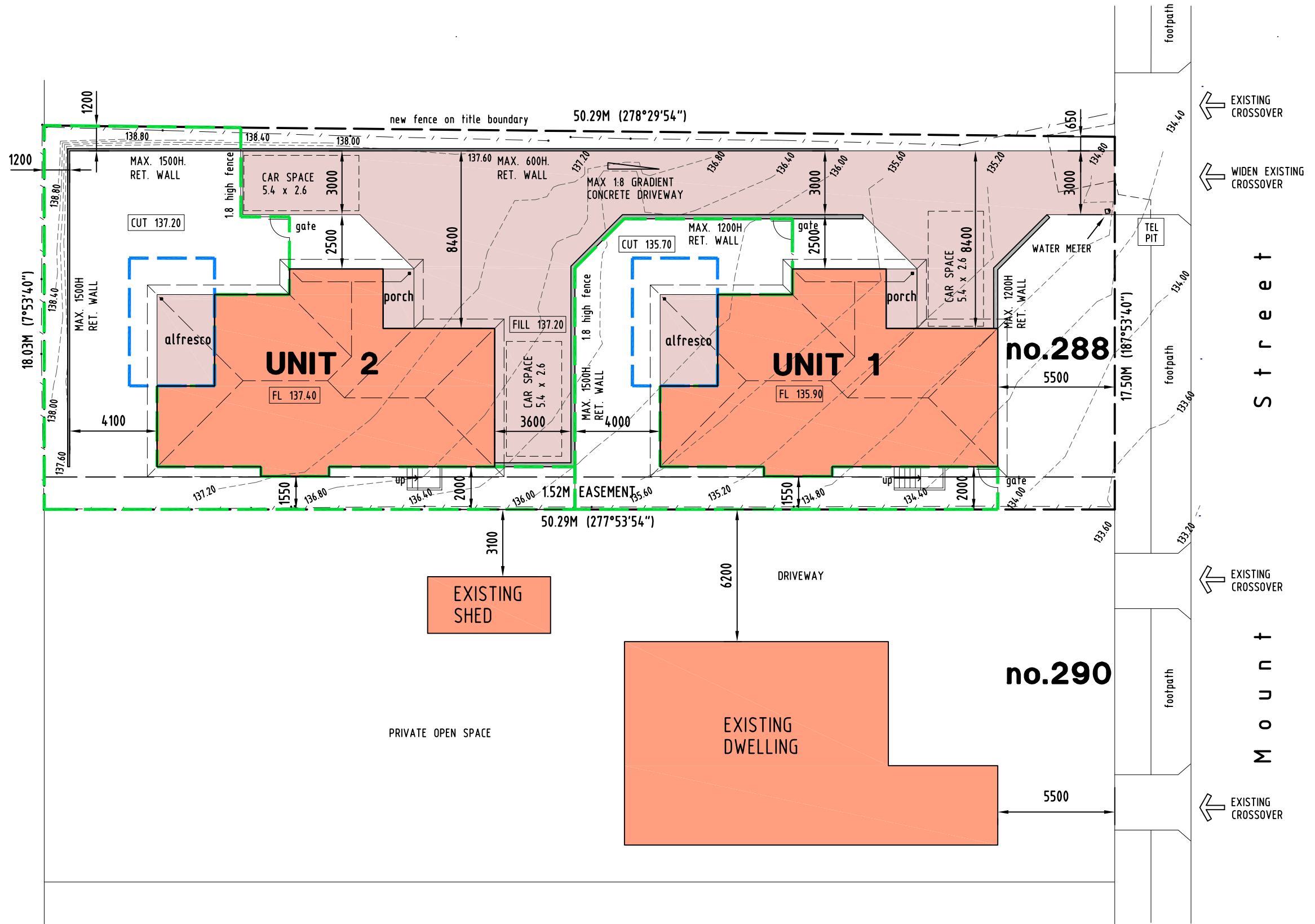
LEGEND:



site plan

SCALE - 1:200

SITE LEVELS ARE TO AHD
 REFER TO SURVEY PLAN
 BY: L.C. MACKENZIE SURVEYORS
 REF: 5236 DATE: 2.10.25



PLATINUM PRO
Construction
 135a Sheffield Road, Spreyton 7310
 ph: 03 6427 2676
 ABN: 78 440 511 272
 info@platinumproconstruction.com.au

REV	AMENDMENT	DATE
A	PRELIM DESIGN 1	13.11.25
B	PRELIM DESIGN 2	26.11.25
C	PRELIM DA ISSUE	11.12.25
D	DA ISSUE	19.12.25
E	COUNCIL PLANNING RFI	14.1.26

PROJECT
MULTIPLE DWELLING DEVELOPMENT
 288 MOUNT STREET,
 UPPER BURNIE 7320

DRAWING
PROPOSED SITE PLAN
 CLIENT
M. & T. STRETTON

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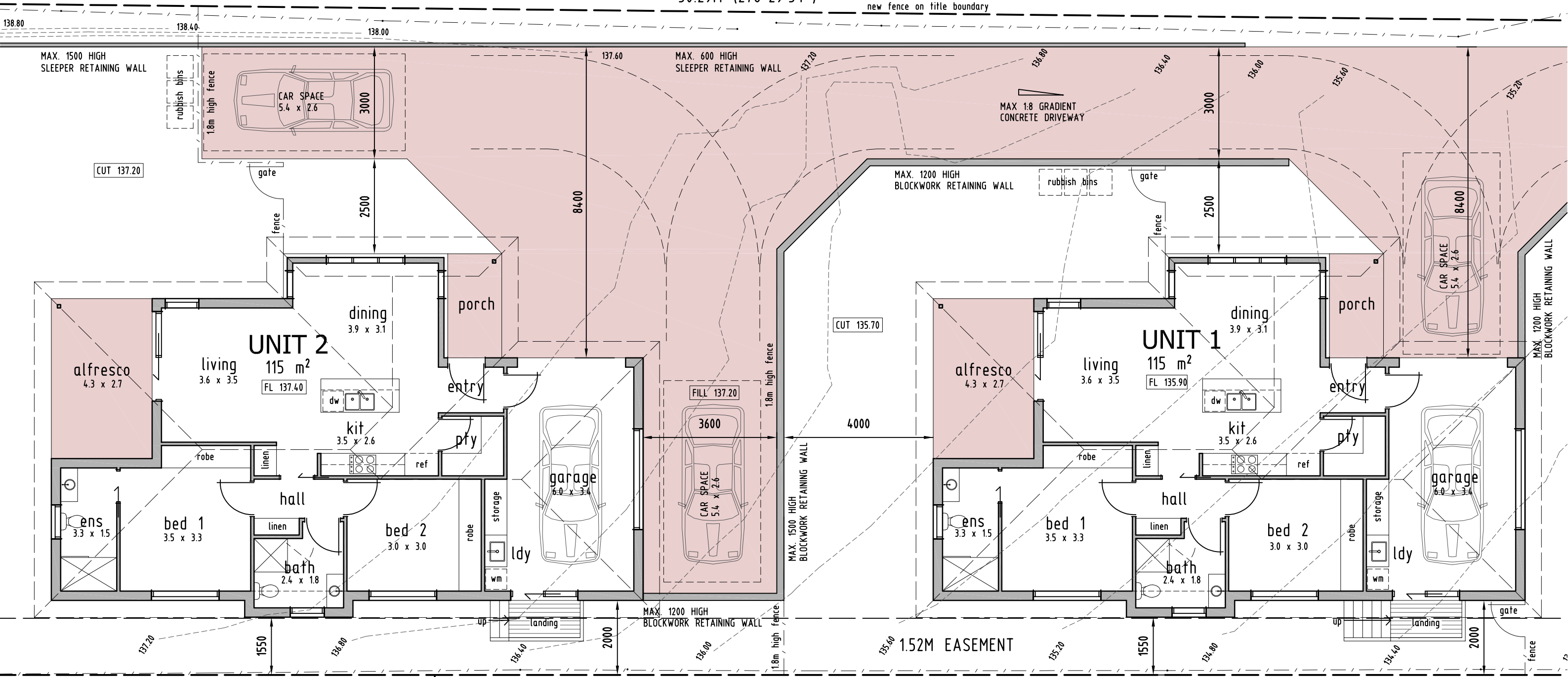
DESIGN	DRAWN	DATE
TW	TW	14.10.25
SCALE	SHEET No.	REF No.
AS SHOWN	01 (OF 8)	0787DA-E

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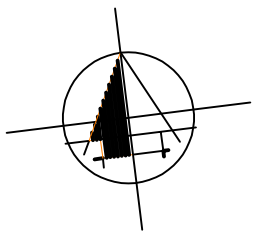
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 Licence CC7455
 Email: timwilsondraft@outlook.com
 Mob: 0437 002 026

50.29M (278°29'54")

new fence on title boundary



50.29M (277°53'54")



floor plan

SCALE - 1:100

SITE LEVELS ARE TO AHD
REFER TO SURVEY PLAN
BY: L.C. MACKENZIE SURVEYORS
REF: 5236 DATE: 2.10.25

UNITS 1 & 2 FLOOR AREAS:

DWELLING (incl GARAGE): 115.1 m²
PORCH: 4.0 m²
ALFRESCO: 11.6 m²

PLATINUM PRO
Construction
135a Sheffield Road, Spreyton 7310
ph: 03 6427 2676
ABN: 78 440 511 272
info@platinumproconstruction.com.au

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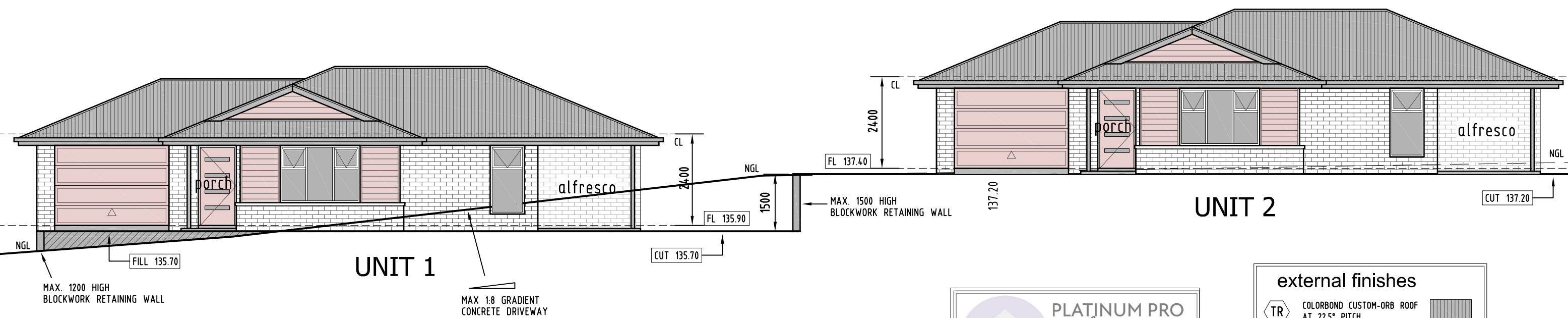
PROJECT
MULTIPLE DWELLING DEVELOPMENT
288 MOUNT STREET,
UPPER BURNIE 7320

DRAWING **FLOOR PLAN**
CLIENT
M. & T. STRETTON

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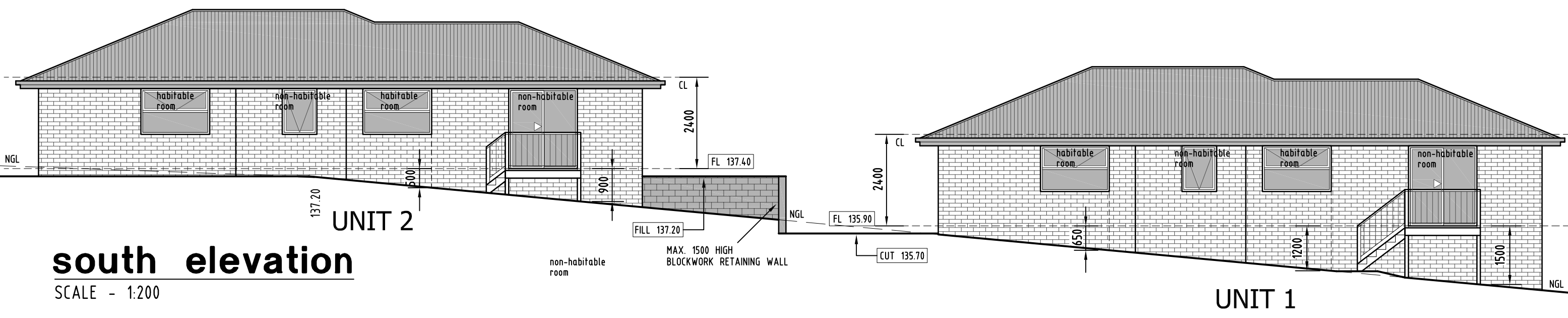


north elevation

SCALE - 1:200



external finishes	
TR	COLORBOND CUSTOM-ORB ROOF AT 22.5° PITCH
FB	FACE BRICKWORK
WB	'SCYON LINEA' CEMENT SHEET WEATHERBORDS
AW	SELECTED ALUMINIUM FRAMED WINDOWS & DOORS (DOUBLE GLAZING)
TF	TIMBER FEATURE GARAGE PANEL-LIFT & FRONT DOOR
CF	COLORBOND FASCIA & GUTTER 450 WIDE CEMENT SHEET EAVES
VP	90 SHS VERANDAH POSTS



south elevation

SCALE - 1:200

REV	AMENDMENT	DATE
A	PRELIM DESIGN 1	13.11.25
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PROJECT
MULTIPLE DWELLING DEVELOPMENT
 288 MOUNT STREET,
 UPPER BURNIE 7320

DRAWING
ELEVATIONS UNITS 1 & 2

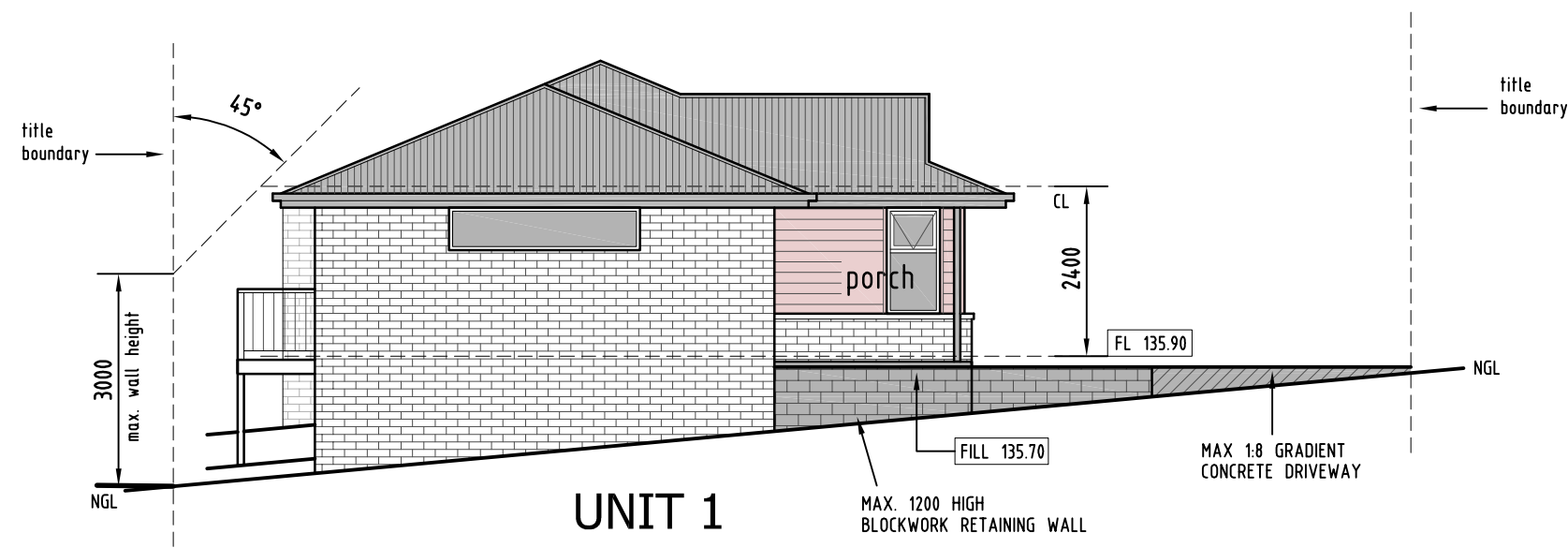
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

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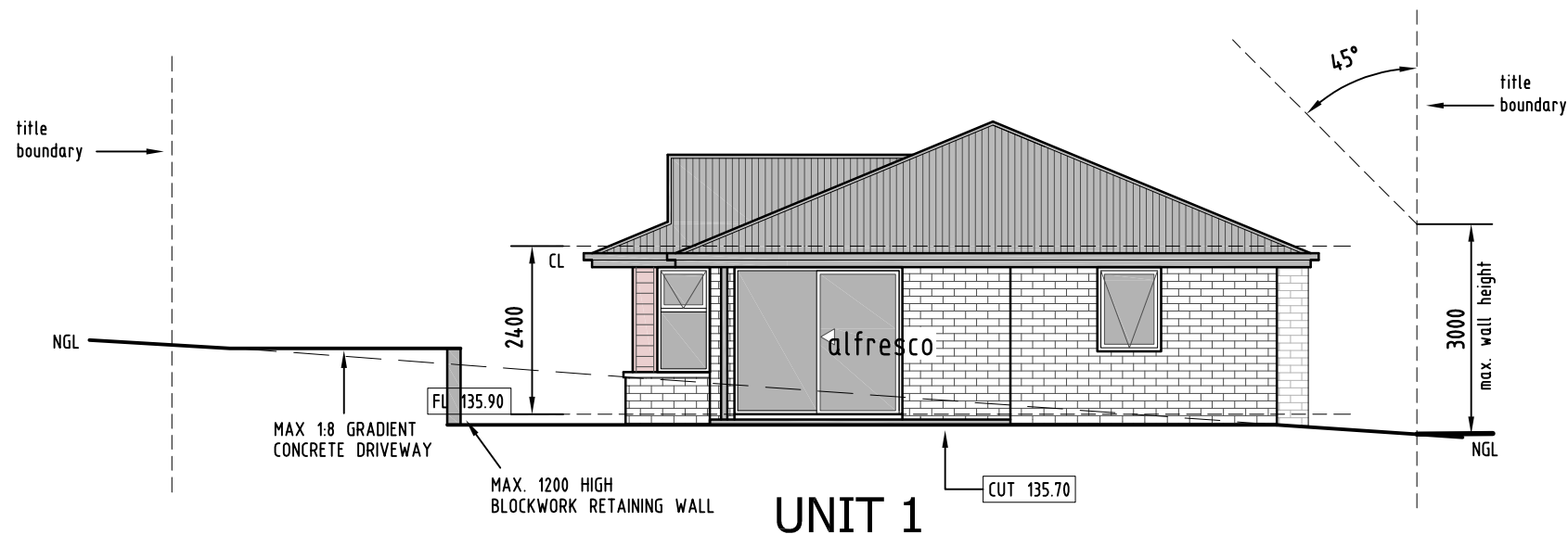
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UNIT 1
east elevation
SCALE - 1:200

external finishes

TR	COLORBOND CUSTOM-ORB ROOF AT 22.5° PITCH	
FB	FACE BRICKWORK	
WB	'SCYON LINEA' CEMENT SHEET WEATHERBORDS	
AW	SELECTED ALUMINIUM FRAMED WINDOWS & DOORS (DOUBLE GLAZING)	
TF	TIMBER FEATURE GARAGE PANEL-LIFT & FRONT DOOR	
CF	COLORBOND FASCIA & GUTTER 450 WIDE CEMENT SHEET EAVES	
VP	90 SHS VERANDAH POSTS	



UNIT 1
west elevation
SCALE - 1:200

REV	AMENDMENT	DATE
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PROJECT
MULTIPLE DWELLING DEVELOPMENT
288 MOUNT STREET,
UPPER BURNIE 7320

DRAWING
ELEVATIONS UNIT 1

CLIENT
M. & T. STRETTON

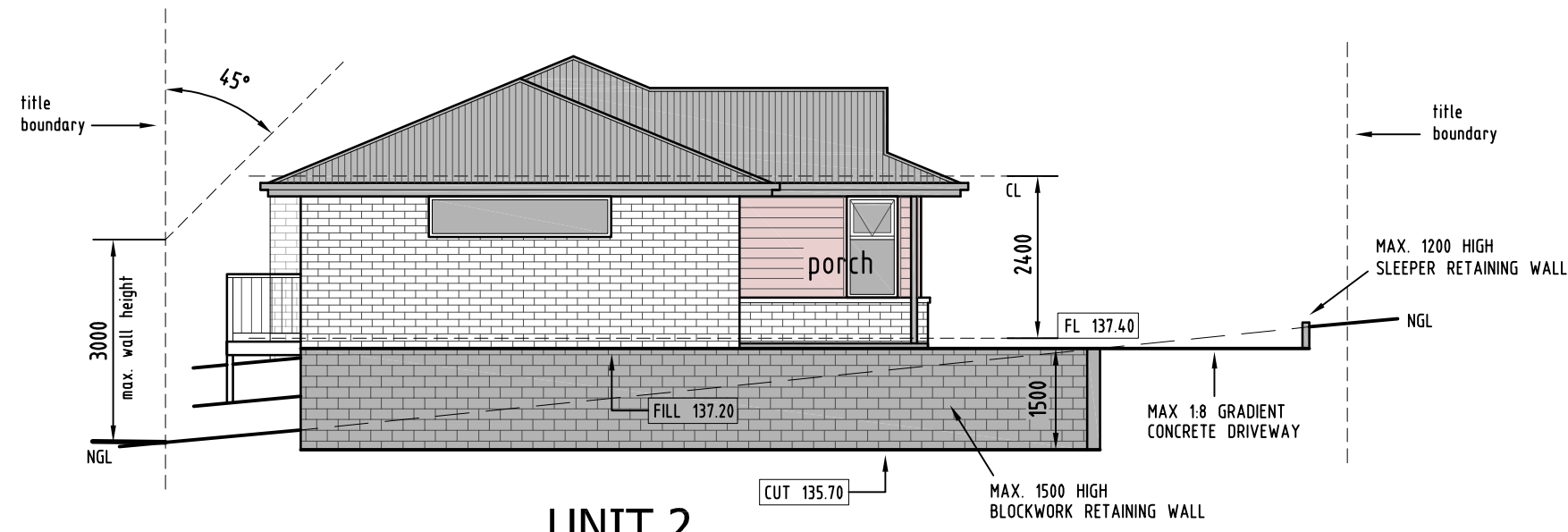
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UNIT 2
east elevation
SCALE - 1:200

external finishes		
TR	COLORBOND CUSTOM-ORB ROOF AT 22.5° PITCH	
FB	FACE BRICKWORK	
WB	'SCYON LINEA' CEMENT SHEET WEATHERBORDS	
AW	SELECTED ALUMINIUM FRAMED WINDOWS & DOORS (DOUBLE GLAZING)	
TF	TIMBER FEATURE GARAGE PANEL-LIFT & FRONT DOOR	
CF	COLORBOND FASCIA & GUTTER 450 WIDE CEMENT SHEET EAVES	
VP	90 SHS VERANDAH POSTS	



UNIT 2
west elevation
SCALE - 1:200

REV	AMENDMENT	DATE
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E	COUNCIL PLANNING RFI	14.1.26

PROJECT
MULTIPLE DWELLING DEVELOPMENT
288 MOUNT STREET,
UPPER BURNIE 7320

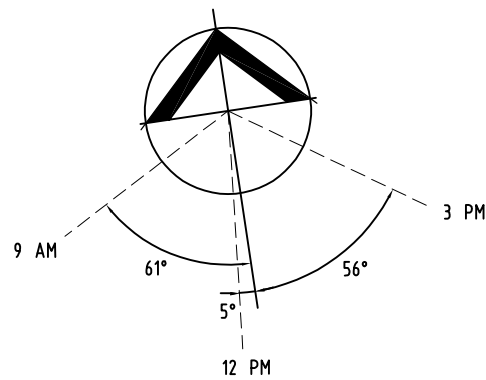
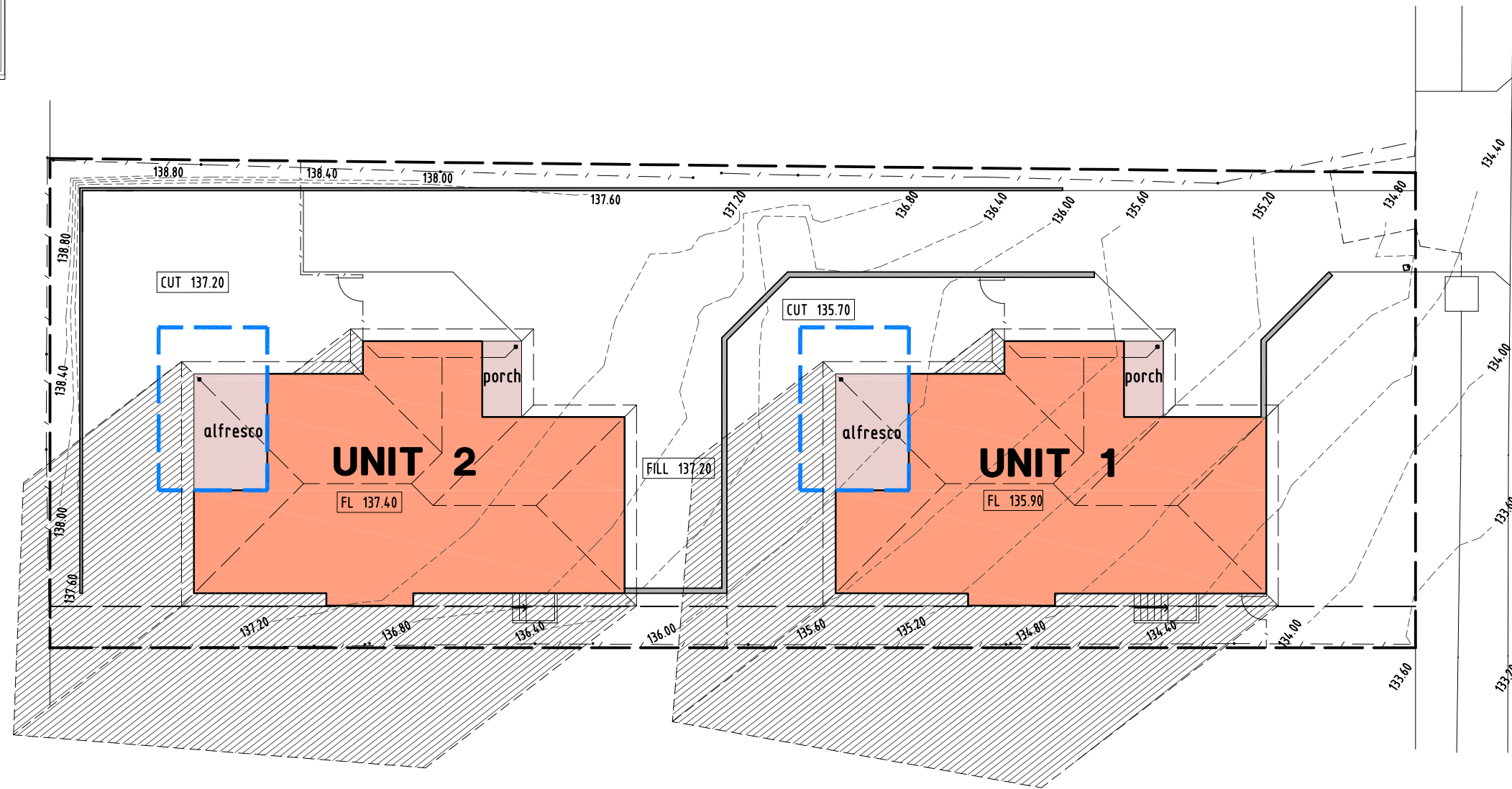
DRAWING
ELEVATIONS UNIT 2

CLIENT
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9 AM 21 June shadow diagram

SCALE - 1:200

SITE LEVELS ARE TO AHD
REFER TO SURVEY PLAN
BY: L.C. MACKENZIE SURVEYORS
REF: 5236 DATE: 2.10.25

LEGEND:

6M X 4M = 24M²
PRIVATE OPEN SPACE

LENGTH OF SHADOW CAST ON THE 21ST JUNE 41° LATITUDE		
TIME	SHADOW LENGTH OF A 1 m HIGH POST	SUN ALTITUDE
9 AM	4.00 m	14 DEG
12 PM	1.60 m	31 DEG
3 PM	2.60 m	21 DEG

9 AM 21 JUNE WINTER SOLTICE	
12 NOON 21 JUNE WINTER SOLTICE	
3 PM 21 JUNE WINTER SOLTICE	

ANGLE OF SHADOW ON THE
21 JUNE

REV	AMENDMENT	DATE
A	PRELIM DESIGN 1	13.11.25
B	PRELIM DESIGN 2	26.11.25
C	PRELIM DA ISSUE	11.12.25
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PROJECT
MULTIPLE DWELLING
DEVELOPMENT
288 MOUNT STREET,
UPPER BURNIE 7320

DRAWING 9 AM 21 JUNE
SHADOW DIAGRAM
CLIENT
M. & T. STRETTON

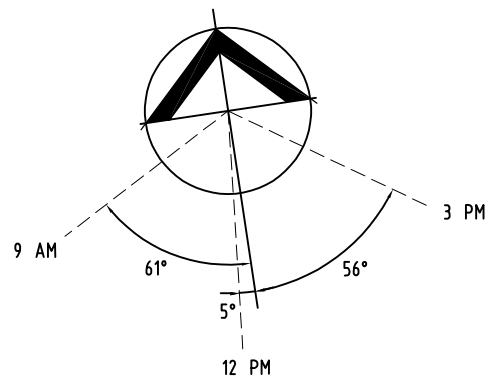
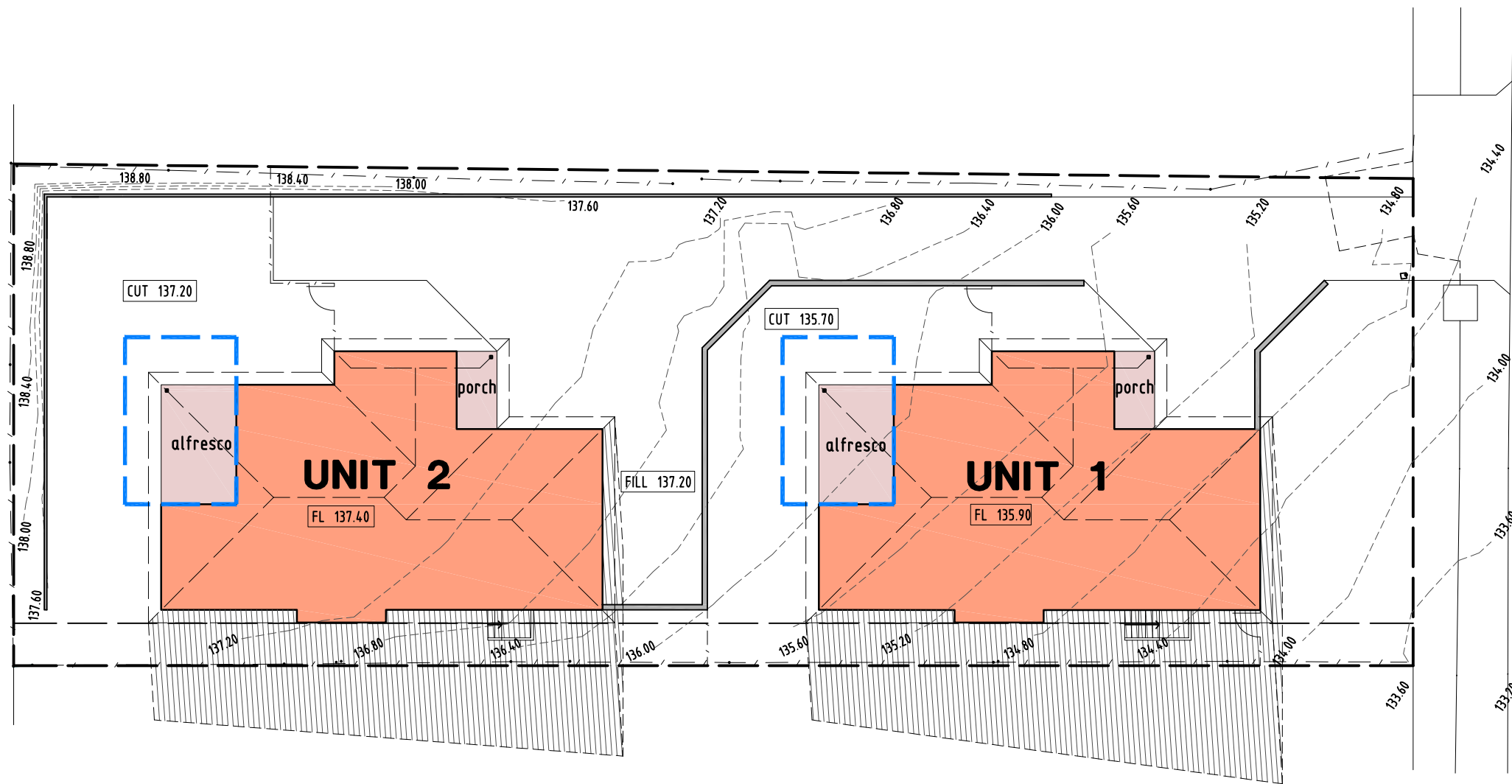
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12 Noon 21 June shadow diagram

SCALE - 1:200

SITE LEVELS ARE TO AHD
REFER TO SURVEY PLAN
BY: L.C. MACKENZIE SURVEYORS
REF: 5236 DATE: 2.10.25

LEGEND:

6M X 4M = 24M²
PRIVATE OPEN SPACE

LENGTH OF SHADOW CAST ON THE 21ST JUNE 41° LATITUDE		
TIME	SHADOW LENGTH OF A 1 m HIGH POST	SUN ALTITUDE
9 AM	4.00 m	14 DEG
12 PM	1.60 m	31 DEG
3 PM	2.60 m	21 DEG

9 AM 21 JUNE WINTER SOLTICE	
12 NOON 21 JUNE WINTER SOLTICE	
3 PM 21 JUNE WINTER SOLTICE	

ANGLE OF SHAD ON THE
21 JUNE

REV	AMENDMENT	DATE
A	PRELIM DESIGN 1	13.11.25
B	PRELIM DESIGN 2	26.11.25
C	PRELIM DA ISSUE	11.12.25
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PROJECT
MULTIPLE DWELLING
DEVELOPMENT
288 MOUNT STREET,
UPPER BURNIE 7320

DRAWING 12 NOON 21 JUNE
SHADOW DIAGRAM
CLIENT
M. & T. STRETTON

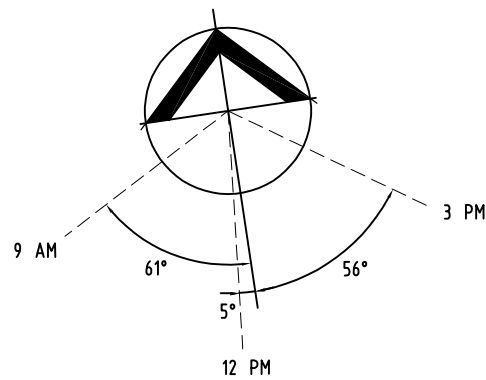
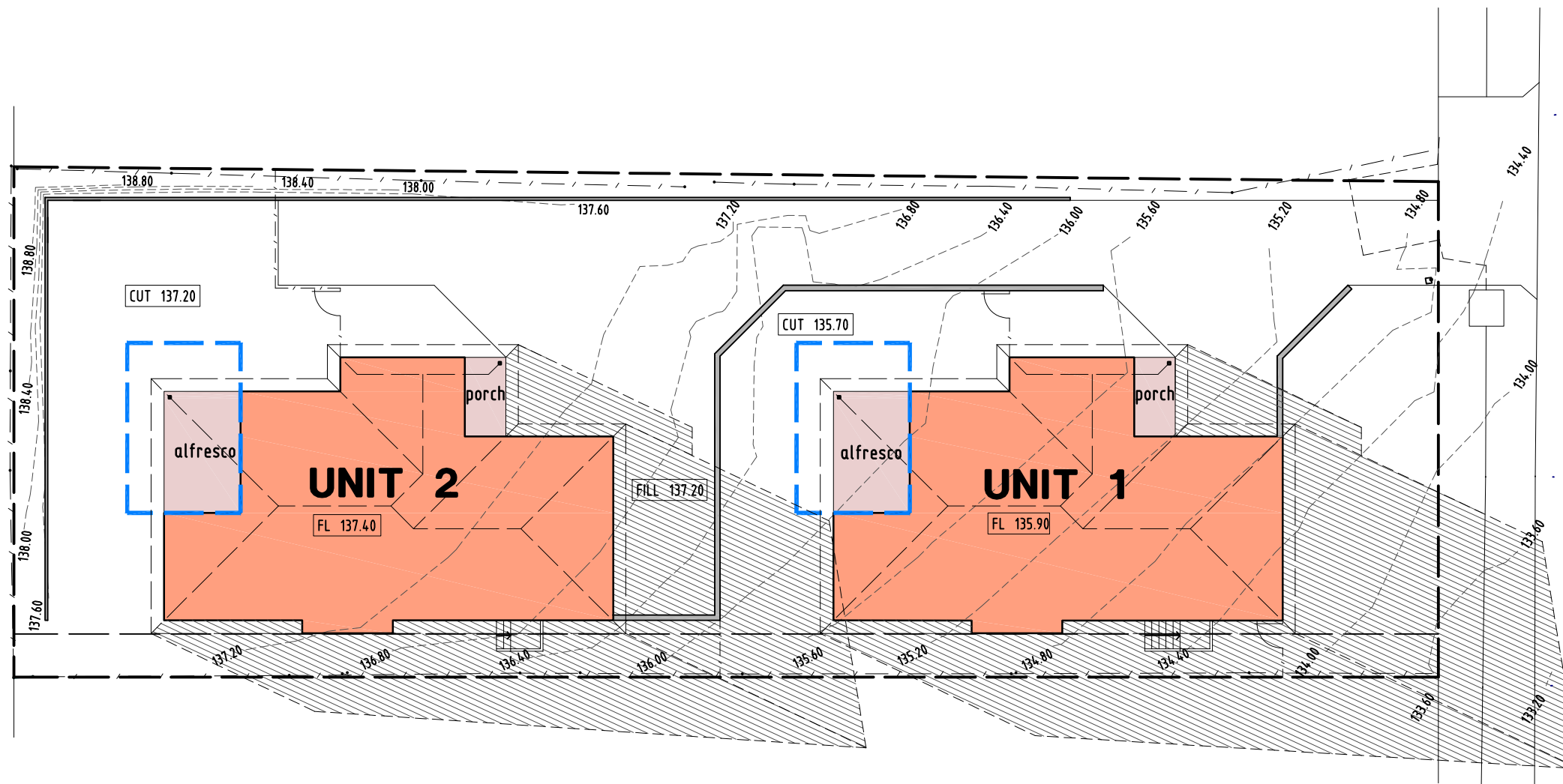
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3 PM 21 June shadow diagram

SCALE - 1:200

SITE LEVELS ARE TO AHD
REFER TO SURVEY PLAN
BY: L.C. MACKENZIE SURVEYORS
REF: 5236 DATE: 2.10.25

LEGEND:

6M X 4M = 24M²
PRIVATE OPEN SPACE

LENGTH OF SHADOW CAST ON THE 21ST JUNE 41° LATITUDE		
TIME	SHADOW LENGTH OF A 1 m HIGH POST	SUN ALTITUDE
9 AM	4.00 m	14 DEG
12 PM	1.60 m	31 DEG
3 PM	2.60 m	21 DEG

9 AM 21 JUNE WINTER SOLTICE	
12 NOON 21 JUNE WINTER SOLTICE	
3 PM 21 JUNE WINTER SOLTICE	

ANGLE OF SHADW ON THE
21 JUNE

REV	AMENDMENT	DATE
A	PRELIM DESIGN 1	13.11.25
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PROJECT
MULTIPLE DWELLING
DEVELOPMENT
288 MOUNT STREET,
UPPER BURNIE 7320

DRAWING 3 PM 21 JUNE
SHADOW DIAGRAM
CLIENT
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